

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Encroachment of buildings into the inclined stepback plane.

Zoning Ordinance Section Number:

Sections 5.3063 A. & 5.3063 B.

Title of Section:

Exceptions to Height Limits.

Cause for Interpretation:

Discontinuous encroachments and separate architectural features which encroach into the inclined stepback plane on downtown buildings require a different interpretation than continuous encroachments.

Interpretation:

The intent of Sections 5.3063 A & B is to minimize the mass of the building above 38', restricting encroachments to only 25% of the building. A typical building in the downtown would be a multi-story structure with a continuous front facade. The continuous front facade creates a building mass requiring stepbacks. Where encroachments into the inclined stepback plane are separate architectural features, which are not continuous above 38', the impact of the encroachment is minimized. Therefore, the separate features, such as gables, may be measured by using the midpoint or average length of the encroaching plane for purposes of determining the allowable encroachment. An alternate method which may be used for these separate or discontinuous elements is to calculate an area of encroachment in square feet and compare that to the allowable area of encroachment.

Connie Padian
Interpretation By

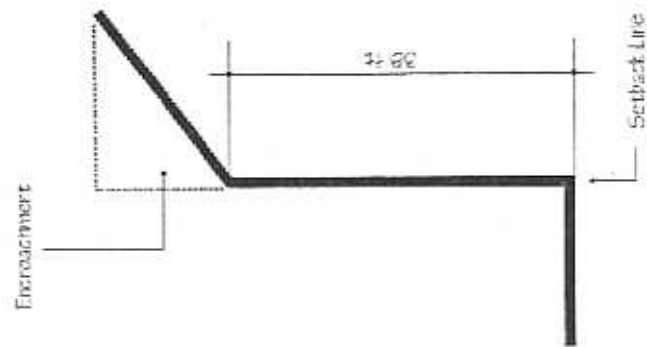
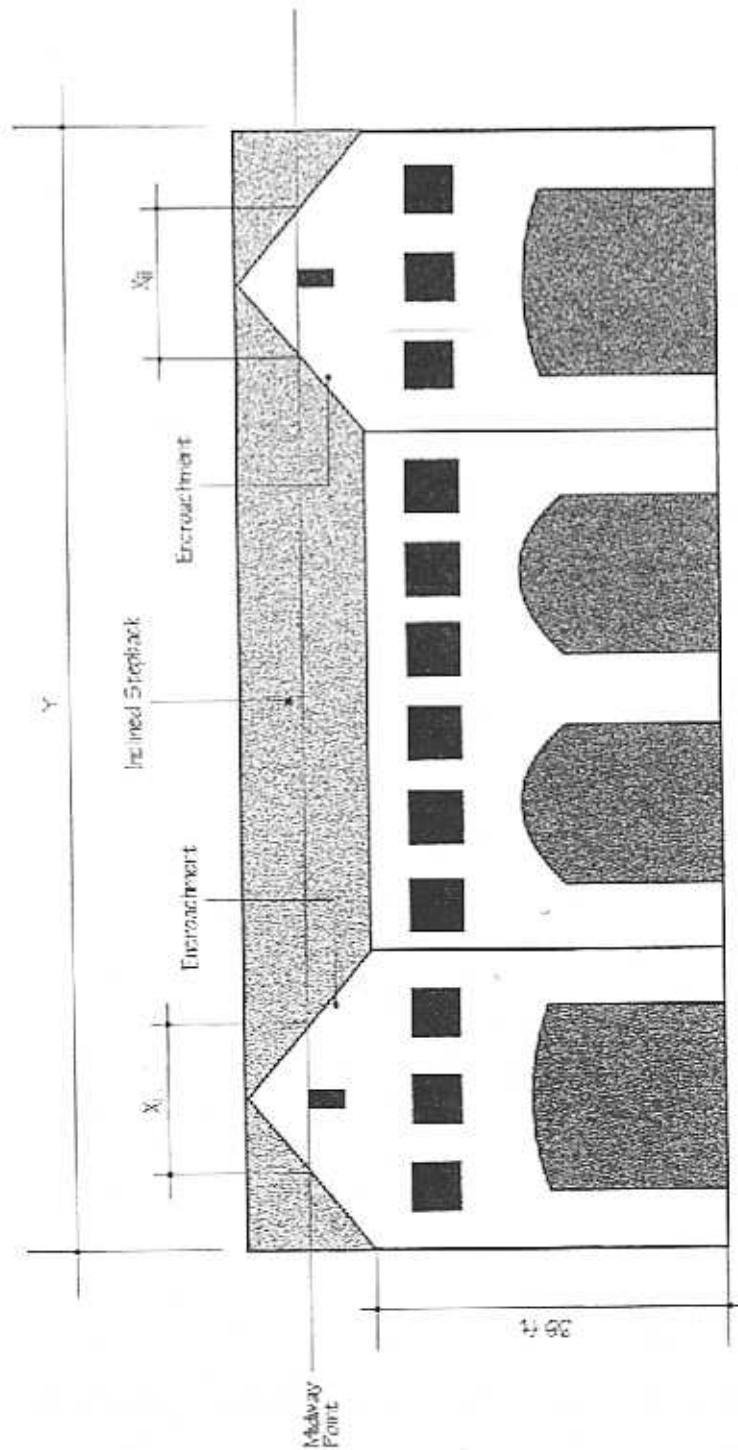
3/27/97
Date

Lisa Collins
Approved By

Connie Padian

18 Mar 97

Lisa Collins



$$X_j + X_{j+1} \leq 25\% \text{ of } Y$$